



PLANNING BOARD

MINUTES (FINAL)

THURSDAY, MAY 26, 2016

7:00 P. M.

CITY COUNCIL ROOM

PRESENT: Mark Torpey, Chairman; Bob Bristol, Vice Chairman; Clifford Van Wagner; Tom L. Lewis; Janet Casey; Ruth Horton, Alternate

ABSENT: Jamin Totino; Howard Pinsley

STAFF: Kate Maynard, Principal Planner, City of Saratoga Springs

CALL TO ORDER: Mark Torpey, Chairman called the meeting to order at 7:43 P.M.

SALUTE TO THE FLAG:

ANNOUNCEMENT OF RECORDING OF PROCEEDING:

Mark Torpey, Chairman stated the proceedings of this meeting are being recorded for the benefit of the secretary. Because the minutes are not a verbatim record of the proceedings, the minutes are not a word-for-word transcript of the recording.

ANNOUNCEMENT OF ADJOURNED PROJECTS:

ADJOURNED PENDING ADDITIONAL INFORMATION:

15.049 LANDS OF STONE, 68 Weibel Avenue, sketch plan review of office, retail, and multi-family residential in the Transect-4 Urban Neighborhood (T-4) District.

15.041 77 EXCELSIOR MIXED USE DEVELOPMENT, Excelsior Avenue, site plan review for mixed-use development with 90 multi-family residential units and 1,440 sq ft of commercial space in the Transect-5 Neighborhood Center (T-5) District.

COMMENTS FROM THE CHAIR:

UPCOMING PLANNING BOARD MEETINGS/AGENDA WORKSHOPS:

Planning Board Caravan, Monday, June 6, 2016 at 4:00 P.M.

Planning Board Workshop, Monday, June 6, 2016 at 5:00 P.M.

Planning Board Meeting, Thursday, June 9, 2016 at 7:00 P.M.

PRIVILEGE OF THE FLOOR:

None heard.

APPLICATIONS UNDER CONSIDERATION:

1. **16.014 21 PARK PLACE SUBDIVISION,** 21 Park Place, sketch 2 lot residential subdivision within the Urban Residential-4 (UR-4) District.

BACKGROUND:

Site Plan application for 4 additional residential units remains active for site. After significant review before the Board, the Board felt there were unresolved issues related to the "visual density" of the proposed project, loss of the estate lot setting currently provided at site, access and loss of public parking, and proposed or potential loss of a number of 150-200 year old mature oak trees on the site.

SEQRA:

SEQRA action is not required with sketch plan review. Formal subdivision will require SEQRA Type I (long form) action due to its proximity to adjacent Historic District.

Mark Torpey, Chairman stated this sketch proposes an alternative project for the site creating a second lot, currently illustrated as having construction of a single family structure and accessory garage structure.

Applicant: Linda Haner & David Guarino

Agent: Tonya Yasenchak, Engineering America

Dan Meaney, property owner questioned if the old project had been adjourned.

Kate Maynard, Principal Planner stated this is a new project; the old project has been adjourned not yet been withdrawn.

Tonya Yasenchak spoke concerning this project. The applicants have been before the Board for a different application. The applicants listened to the Boards concerns and the neighbors concerns and are now proposing a two lot subdivision. A visual presentation was provided. A home on the lot currently exists on the site which is approximately .726 acres. The second lot will be sold. This will be a residential subdivision. The applicant is considering the removal of several trees, as well as infrastructure improvements. A deed restriction will be placed for the preservation of the trees. Information obtained from the City Arborist from the previous application will be provided to the Board. The proposal is in conformance with the Zoning Regulations in this district. No variances are anticipated for this project. This project although significantly different from the previous application is more in conformance with the neighborhood. Currently 11 trees exist on the property and are listed on the tree census. We will be removing only 1 in this revised plan, and working on saving a diseased tree listed. Ms. Yasenchak explained the potential proposed driveway and parking.

Mark Torpey, Chairman noted that there would be a requirement to review SEQRA for this project due to it being adjacent to the Historic District. Mark Torpey, Chairman stated more information would be required concerning the structure. Also, the notion of visual density in assessing this project. This is a beautiful corner lot and is adjacent to the Historic District. Also, would the applicant be willing to limit the height of the proposed structure.

Ms. Yasenchak stated this application is for subdivision approval only. The applicant is not going to develop the land themselves. Ms. Yasenchak questioned where would the applicants go for guidance in this matter since this does not cue a site plan review or DRC involvement.

Mark Schachner, Counsel to the Planning Board stated since this is adjacent to a Historic District this triggers a SEQRA full environmental assessment form. During that review, certain criteria are questioned and must be met for a SEQRA Negative Declaration. Then it is prudent to condition a subdivision including such features a height restriction and size of the structure ensuring that the subsequent owners would be bound by them. If the applicant would wish to change any of the conditions imposed on the subdivision they would be bound to return before the Planning Board seeking a modification, if the Planning Board issued a subdivision approval with such conditions.

Discussion ensued regarding information needed for a SEQRA determination and conditioning of the subdivision approval.

Mark Torpey, Chairman stated he will open the discussion for public comment.

PUBLIC COMMENT:

Dan Meaney, adjacent neighbor. I concur what the Board has said. This is a beautiful piece of property. Mr. Meaney spoke concerning obtaining the property when Skidmore sold off the parcel.

Andrea Gardner, 105 Regent Street. Ms. Gardner is concerned regarding the possibility of a full basement in this home which will disturb the root structure of 4 trees currently on the property. Also Ms. Gardner questioned if the old application will be closed or withdrawn.

Mark Schachner, Counsel to the Planning Board stated you will not see two of these applications move forward. The applicant will eventually proceed in one direction or another. The prior application is not closed at this time. It is not moving forward at this time.

Mark Torpey, Chairman questioned if the applicants would be willing to withdraw their former application at this time.

Ms. Yasenachak stated she cannot commit at this time for the applicants.

Mark Torpey, Chairman stated in moving forward with this application and to complete SEQRA properly, the Board would require much more information to be submitted by the applicant.

APPROVAL OF MINUTES:

Clifford Van Wagner made a motion to approve the minutes of the May 12, 2016 Planning Board meeting as submitted.

Tom L. Lewis seconded the motion.

Mark Torpey, Chairman asked if there was any further discussion.

None heard.

VOTE:

Clifford Van Wagner, in favor; Bob Bristol, Vice Chairman, in favor; Tom L. Lewis, in favor;
Janet Casey, in favor; Mark Torpey, Chairman, in favor; Ruth Horton, alternate, abstained

MOTION PASSES: 5-0-1

MOTION TO ADJOURN:

There being no further business to discuss Mark Torpey, Chairman adjourned the meeting at 8:30 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 6/9/16